Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	173 Mary Street, Richmond Vic 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $1,100,000 & $1,200,000

Median sale price

Median price $1,405,000 Property Type House Suburb Richmond

Period - From 01/04/2024 to 30/06/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	153 Dover St CREMORNE 3121	$1,100,000	14/09/2024
2	56 Canterbury St RICHMOND 3121	$1,210,000	27/07/2024
3	154 Kent St RICHMOND 3121	$1,135,000	20/07/2024

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 25/09/2024 10:35

173 Mary Street, Richmond Vic 3121



3 -

Rooms: 5
Property Type: House
Land Size: 164.895 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
June quarter 2024: $1,405,000

Comparable Properties



153 Dover St CREMORNE 3121 (REI)

3 1 -

Price: $1,100,000
Method: Auction Sale
Date: 14/09/2024
Property Type: House (Res)
Land Size: 188 sqm approx

Agent Comments



56 Canterbury St RICHMOND 3121 (REI)

2 1 2

Price: $1,210,000
Method: Auction Sale
Date: 27/07/2024
Property Type: House (Res)
Land Size: 185 sqm approx

Agent Comments



154 Kent St RICHMOND 3121 (REI)

3 1 -

Price: $1,135,000
Method: Auction Sale
Date: 20/07/2024
Property Type: House (Res)
Land Size: 255 sqm approx

Agent Comments

Account - BigginScott | P: 03 9426 4000

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